

2210 Trawood Dr.

City of El Paso — City Plan Commission — 11/30/2017

PLCP17-00007 — Comprehensive Plan Amendment **REVISED**



STAFF CONTACT:	- Karina Brasgalla, (915) 212-1604, BrasgallaKX@elpasotexas.gov
OWNER:	- Vista Hills Country Club
REPRESENTATIVE:	- CAD Consulting
LOCATION:	- 2210 Trawood Drive, District 7
LEGAL DESCRIPTION:	- Portion of Tract 1X, Block 1, Ascarate Grant, City of El Paso, El Paso County, Texas
EXISTING DESIGNATION:	- O-1, Preserve
REQUEST:	- To adjust the Future Land Use designation from O-1, Preserve to G-4, Suburban
RELATED APPLICATIONS:	- Rezoning Case No. PZR17-00021
STAFF RECOMMENDATION:	- Approval

SUMMARY OF REQUEST: The applicant is requesting an amendment to Plan El Paso, the City's comprehensive plan, to adjust the Future Land Use designation for one property, from O-1, Preserve to G-4, Suburban. The area of the proposed amendment is **approximately 18** acres.

SUMMARY OF RECOMMENDATION: The Planning Division recommends **APPROVAL** of the request to amend the Future Land Use designation for the subject property from O-1, Preserve, to G-4, Suburban, and considers the G-4 land use designation the most appropriate for the property considering its proposed use and the character of the immediate area.



Conceptual Site Plan

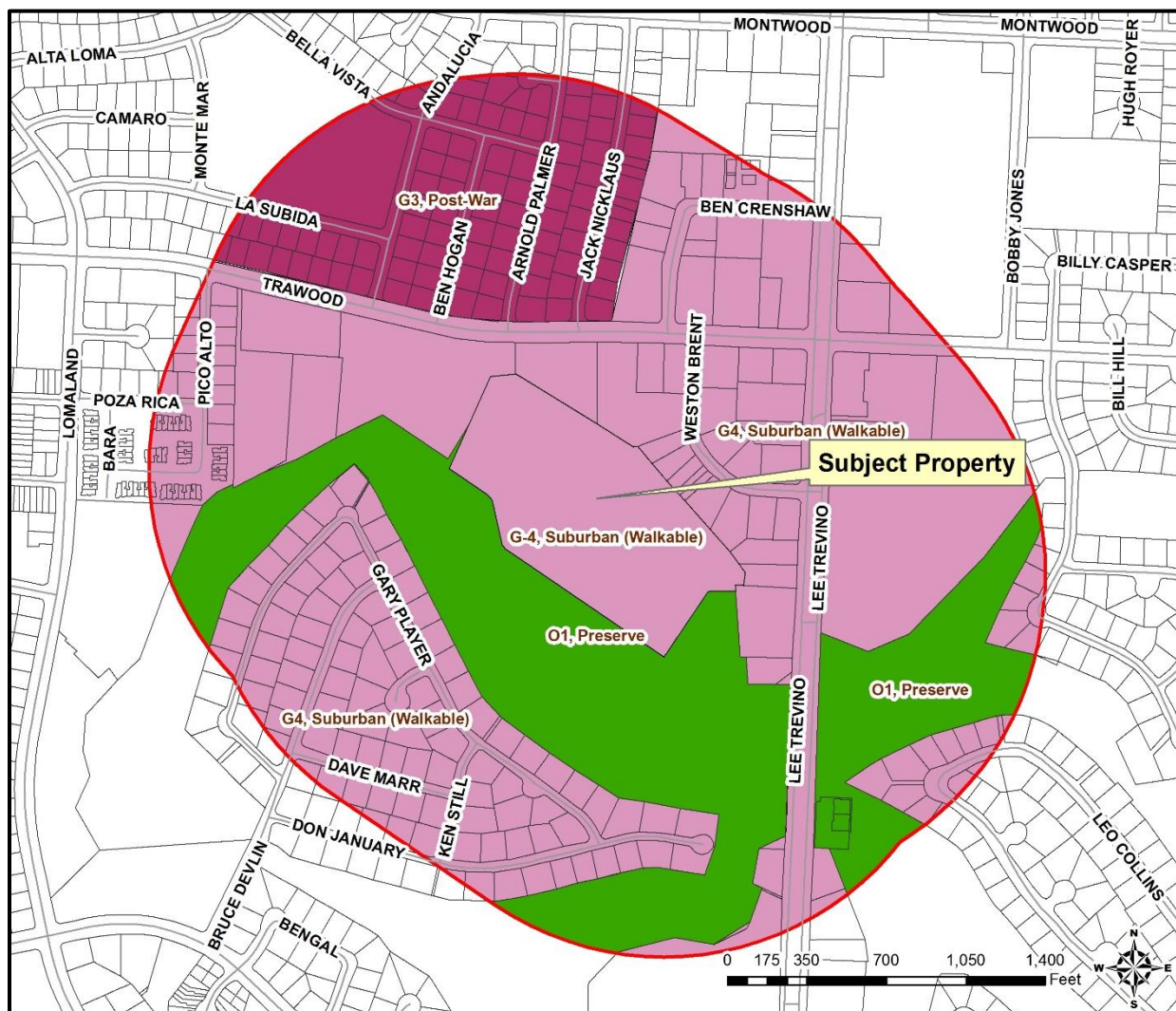
DESCRIPTION OF REQUEST

The applicant is requesting an amendment to Plan El Paso, the City's comprehensive plan, to adjust the Future Land Use designation for one property from O-1, Preserve to G-4, Suburban. The area of the proposed amendment is approximately 18 acres.

The property is currently in use as a driving range; however, the applicant is planning to develop for residential use. This case is related to application number PZRZ17-00021, which requests to rezone 11.0397 acres of the property from R-F (Ranch-Farm) to P-R1 (Planned Residential).

COMPATIBILITY TO SURROUNDINGS

NEIGHBORHOOD CHARACTER AND COMPATIBILITY: There is existing residential development to the South and West of the subject property. Adjacent residential and commercial properties carry the G-4 designation.



FLUM Designations within One-Quarter Mile

FUTURE LAND USE MAP ANALYSIS

SUITABILITY OF SITE FOR USES UNDER CURRENT DESIGNATION: The current designation is O-1, Preserve which Plan El Paso describes as applying to “publicly owned land...all City and County parks and public drainage areas, and cemeteries.” The definition of O-1 does not fit the subject property as it has been in use as a private golf course since 1974.

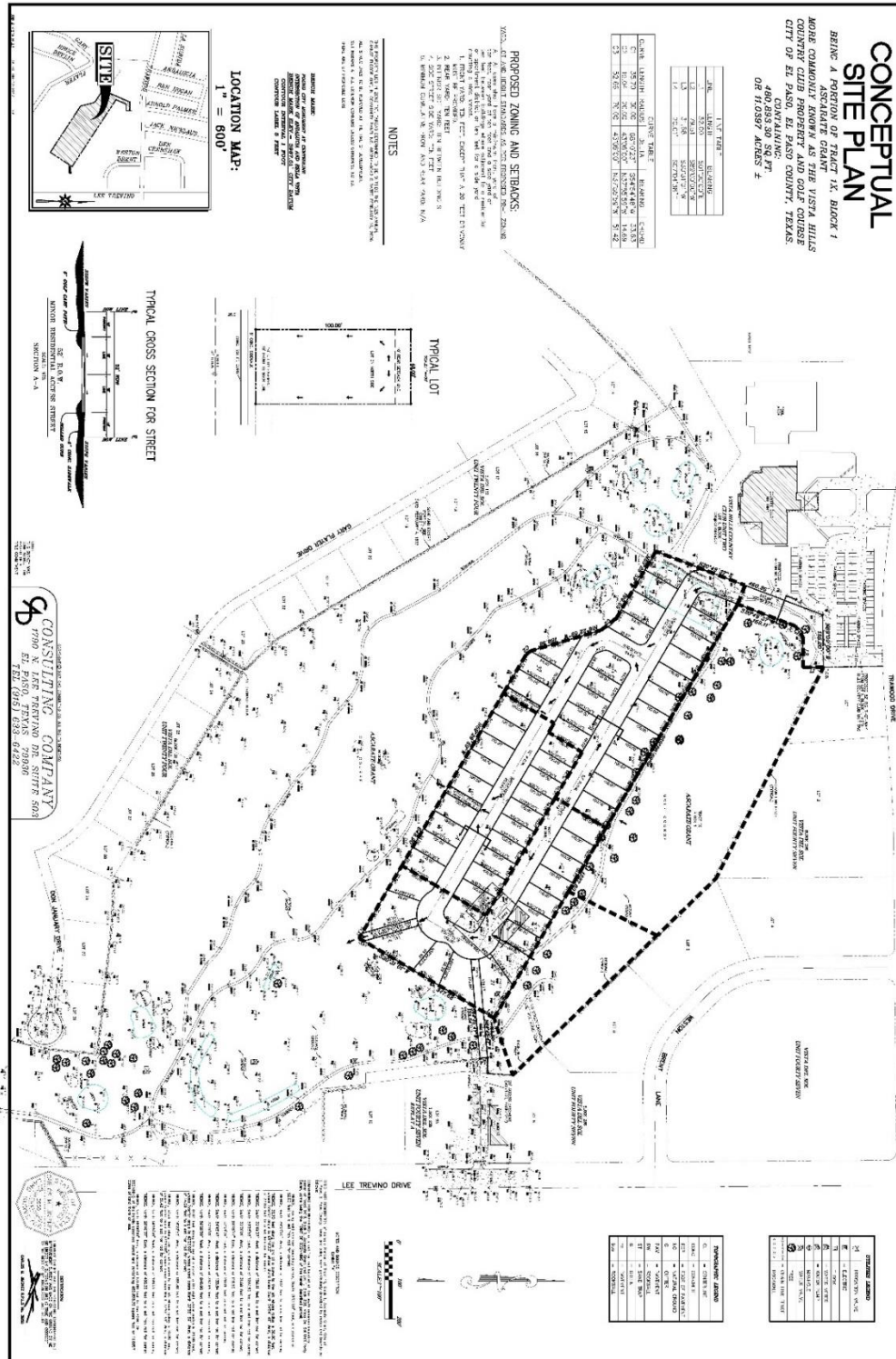
SUITABILITY OF SITE FOR USES UNDER PROPOSED DESIGNATION: Plan El Paso describes the G-4 land use designation as applying to “modern single use residential subdivisions and office parks, large schools and parks, and suburban shopping centers.” Existing residential development surrounding the golf course carries the G-4 designation. A related rezoning case for the subject property (PZRZ17-00021) requests changing the zoning district from R-F (Ranch-Farm) to P-R1 (Planned Residential). The uses permitted in the P-R1 zoning district are complementary to the G-4 land use designation.

ATTACHMENTS:

1. Conceptual Site Plan
2. Zoning Map
3. Future Land Use Map-Existing
4. Future Land Use Map-Proposed

ATTACHMENT 1

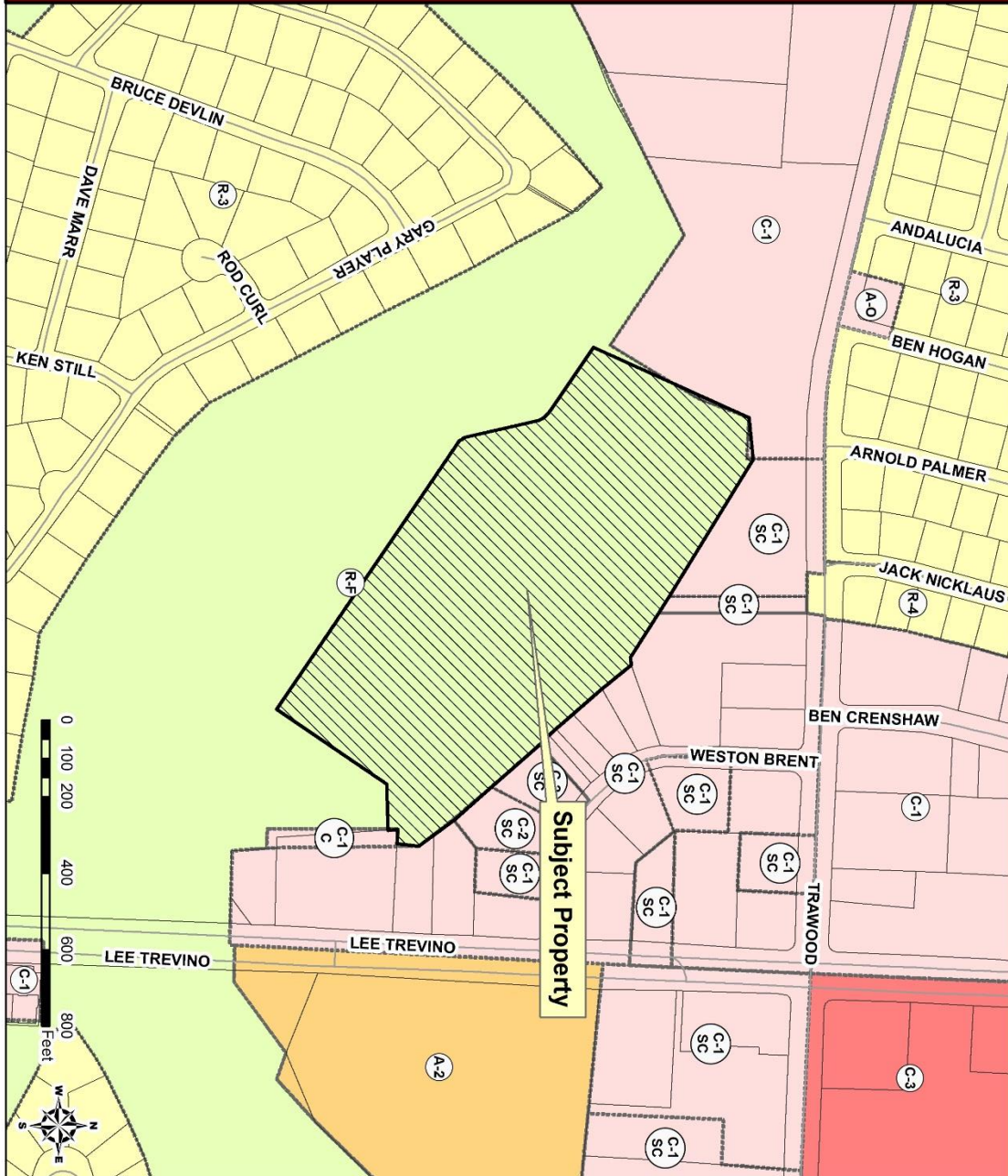
Conceptual Site Plan



ATTACHMENT 2

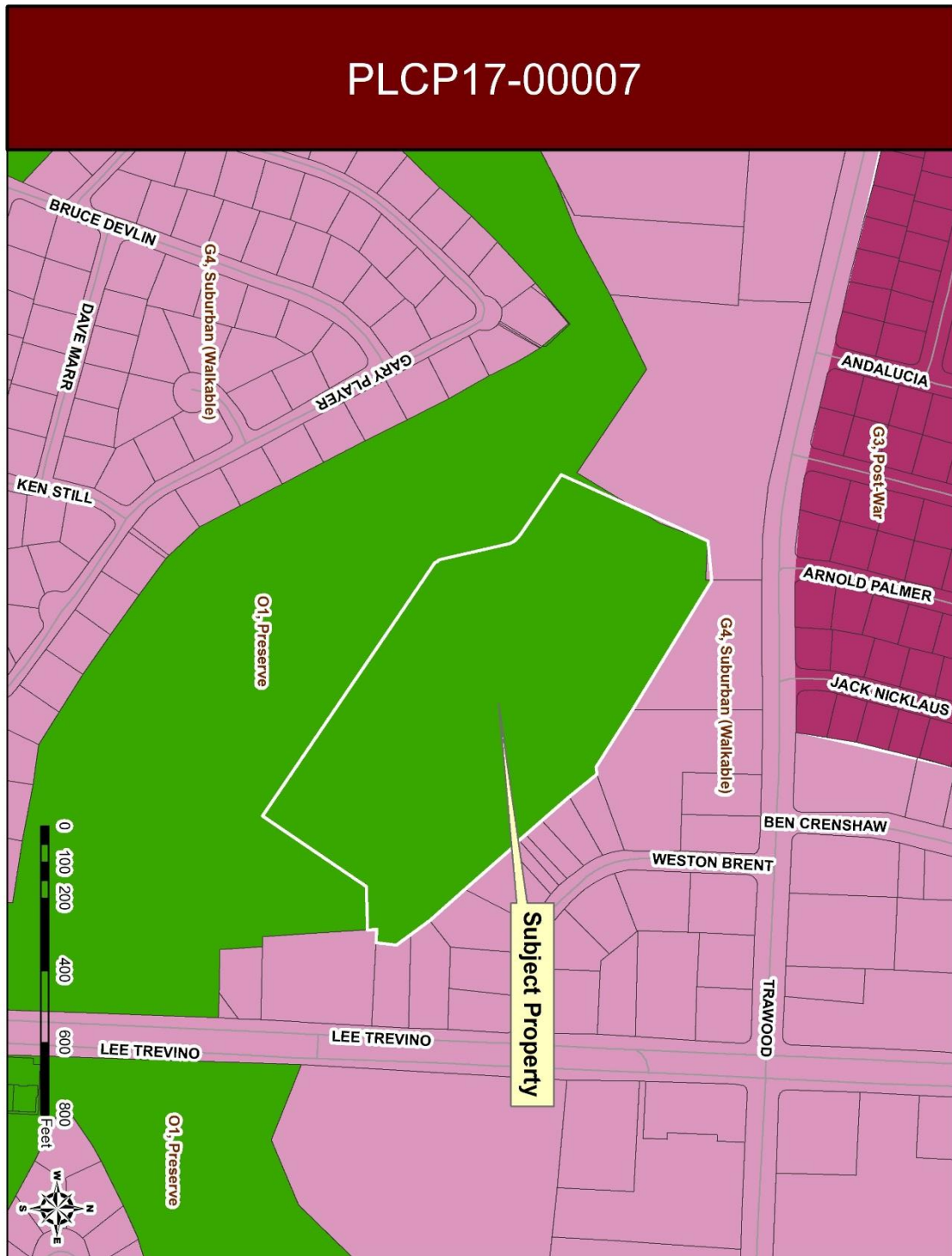
Zoning Map

PLCP17-00007



ATTACHMENT 3

Future Land Use Map-Existing



ATTACHMENT 4

Future Land Use Map-Proposed

